



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: October 4, 2022

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: -Allen Reedy, Rob Behrent, Bob Jefferson, Jim Feeney, John Maher, Peter Martini, Mike Rademacher, Brett Lambert

Absent - Bill Hayner

Guests: Monique Rice, Dave Steeves, Steve Kirby,

Chairman Reedy called the meeting to order at 7:00 pm.

TOWN YARD

Ms Rice gave an update of the project :

Ms Rice did a photo update of the project showing the following in progress areas: Building E - air barrier 9/21, MEP rough 9/26, restroom plumbing 9/26, stair 1 framing 9/26, frame roof parapet 9/20, south elevation of main building, Maintenance building - steel deck 9/21, roof vapor liner 9/26, west elevation 9/26, air vapor barrier 9/27, underground utilities conduits 9/20 and salt shed plywood walls 9/20.

Ms Rice presented and explained the following change requests. CR A-010 Ground improvement obstruction allowance and CR 116 unforeseen tank at retention system. Ms Rice explained the process to remove liquid from tank, need to test liquid for identification, remove it, disposal and clean of tank. There is approximately 5200 gallons of liquid and 15 tons of sludge. Mr Steeves explained it is a very large tank and is researching with DEP if they can leave it in place or will need to remove. Estimated cost to remediate liquid submitted on change order was NTE \$60K. Discussion and questions held by committee. Mr Steeves explained that there are still many unknowns but they are continuing to investigate. He explained he would like to get approval on CR 116 so they can proceed with remediation as it is time sensitive.

Motion by Rademacher, seconded by Maher to approve CR-A101, Ground improvement obstruction allowance - \$25,000. Motion passed unanimously on a roll call vote. 8-0

Motion by Jefferson, seconded by Martini to approve CR 116, unforeseen tank remediation - amount NTE \$60,000. Motion passed unanimously on a roll call vote. 8-0

Ms Rice presented the following invoices and a motion to approve by Maher, and seconded by Lambert:

- SPM- Invoice # 20- September 2022 - OPM services - \$32,416.06,
- UTS of Mass - Invoice #101806 - testing thru 9/16/22 - \$9,655.00

Two invoices for a total of \$42,071.06 was unanimously approved by roll call vote 8-0

Ms Rice presented a request to increase the UTS purchase order by another \$20,000. Discussion held by committee and questions presented. After discussion it was decided to not vote on increase but to wait for additional information at next meeting.

Ms Rice reviewed the budget and stated that not much had changed with the exception of the approved items tonight.

Ms Rice reviewed the exposure log, CM contingency log and budget re-allocation log and explained there were no changes.

CENTRAL SCHOOL

Mr. Kirby gave an update on the status of the project.

Mr Reedy, Mr Feeney, Mr Heim and Mr Kirby met to discuss status of project. KSR attorney had reached out for update. Continuing to work through COPs and KSR attorney looking for meeting. Mr Kirby stated he was still working on COPs and felt he could clean up some more before meeting.

Still outstanding is HVAC commissioning which is scheduled for 10/10, Maple St building sign scheduled for next week, punchlist is ongoing, training for electrical and close out docs.

Mr Kirby presented that we allow the reduction of retainage from 5 percent down to 2.5 percent at the request of KSR. Mr Kirby presented dollar amounts and remaining retainage and agrees with proposal. Motion by Jefferson, seconded by Maher to reduce retainage as presented.

Motion was approved unanimously on a roll call vote 8-0

The following invoice was presented and motion to approve by Maher and seconded by Lambert:

- KSR - Pay requisition #26- - \$153,475.28

The invoice was approved by roll call vote unanimously 8-0

Minutes of the September 20, 2022 meeting were presented for approval. On a motion by Maher, seconded Jefferson the minutes were approved on a roll call vote 8-0.

Mr Lambert gave an update on net zero and the Town sustainability manager is working on a possible warrant article for Town Meeting. Committee may be asked to comment on.

Whereupon a motion was made by Maher seconded by Jefferson to adjourn at 8:04 PM and it was unanimously voted.

Respectfully Submitted,
Robert Jefferson